

**AA-6397**  
**Administrative Special Permit**

Replace an external air conditioning unit that would encroach a maximum of one (1) foot into the seven (7) foot side yard setback.

Ms. Dina R. Lassow  
16 Hesketh Street

**Chevy Chase Village**

**Building Permit Application for Air Conditioning Units,  
Heat Pumps, Generators and Geothermal Wells**

These mechanical units are regulated by Chevy Chase Village Code Section 8-23(c).

Permit No: AA-6397

**Property Address:**

16 Hesketh St.

**Resident Name:**

DINA LASSOW

**Daytime telephone:**

(202) 319-3029

**Cell phone:**

**After-hours telephone:**

(301) 654-2933

**E-mail:**

DR Lassow @ gmail.com

**Primary Contact for Project:**

☒ Resident

☐ Architect

☐ Project Manager

☐ Contractor\*

\*MHIC/MD Contractor's License No. (required):

**Primary Contact Information:**

**Name:**

Academy Heating + A/C

**Daytime telephone:**

(301) 770-3100

**After-hours telephone:**

**E-mail:**

**Check all that apply:**

☐ Air Conditioning Unit [ \_\_\_\_ # unit(s)]

☒ Heat Pump(s) [ 1 # unit(s)]

Is this heat pump a geothermal/geoexchange or ground source heat pump? ☐ Yes ☒ No

If yes, how many wells will be drilled?

☐ Generator(s) [ \_\_\_\_ #unit(s)]

**Check all appropriate boxes:**

Mechanical unit is:

☐ new;

☐ an enlargement of an existing unit; and/or

☐ being relocated.

☒ Mechanical unit is a replacement in-kind and in the same location.

**Description of type and location of mechanical unit(s) to be installed:**

Replace existing unit

To be completed by Village staff:

Is this property within the historic district?

Yes ☒

No ☐

Staff Initials: ES

Date application filed with Village: 7/16/13

Date permit issued: \_\_\_\_\_

Expiration date: \_\_\_\_\_

### Excerpt from the Chevy Chase Village Code:

**Sec. 8-4. Residential building permits.** [...] Any person intending to construct any of the following must, after obtaining a valid County building permit, obtain a building permit from the Village: [...] (6) Construction or installation of an external antenna, air conditioner or heat pump, including the replacement of any external air conditioner or heat unit, which is a developmental nonconformity (see sections 8-20 and 8-23);

**Sec. 8-20. Developmental nonconformities.**

(a) [...] An external air conditioner, heat pump or generator which is located so that it is a developmental nonconformity may not be replaced, unless the Board of Managers grants a variance.

**Sec. 8-23. Tennis courts, antennae, air conditioners, heat pumps and generators.**

(c) *Air conditioners, heat pumps and generators.* No person shall install an external air conditioner, heat pump or generator within seven (7) feet of any side lot line or rear lot line nor in the front yard of any property without a special permit from the Board of Managers. All external air conditioners, heat pumps and generators must comply with the noise control provisions and building regulations of the county.

**Cross reference(s)**--Fine for violation of this section, ' 6-3(a)(12).

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## Building Permit Application for Air Conditioning Units, Heat Pumps, Generators and Geothermal Wells: Filing Requirements

*Application will not be reviewed until the application is complete*

- ☐ Copy of stamped approved plans & permits from Montgomery County.
- ☐ This application form, signed by resident.
- ☐ Boundary Survey
- ☐ Site Plan (see: Village Site Plan Checklist to ensure completeness) showing exact location of units
- ☐ Tree Preservation Plan requested of Village arborist (see: Village Tree Inspection Request form). All required tree protections must be fully installed before any work begins.
- ☐ Filing Fee (due at time of application). Fee schedule is listed in Chapter 6 of the Village Code.
- ☐ Damage deposit or performance bond (due when permit is issued). Amount will be set by Village Manager.

*Once this permit application is complete, the Village Manager will review the application and accompanying documents and, under most circumstances, act on the application within 5 to 10 working days.*

*If the Montgomery County permit is suspended, revoked or lapsed, the Village permit is automatically suspended, revoked or lapsed.*

*No signs advertising any service provider may be posted on the work site.*

**I hereby certify that I have the authority to make the foregoing application, that the application is correct, that I have read and understood all requirements and that the construction will conform to the regulations of the Montgomery County Zoning Code, the Village Code including Urban Forest code, and any covenants and easements on the subject property.**

✓ **Applicant's Signature:** *Anna R. Luman*

**Date:** *7/16/13*

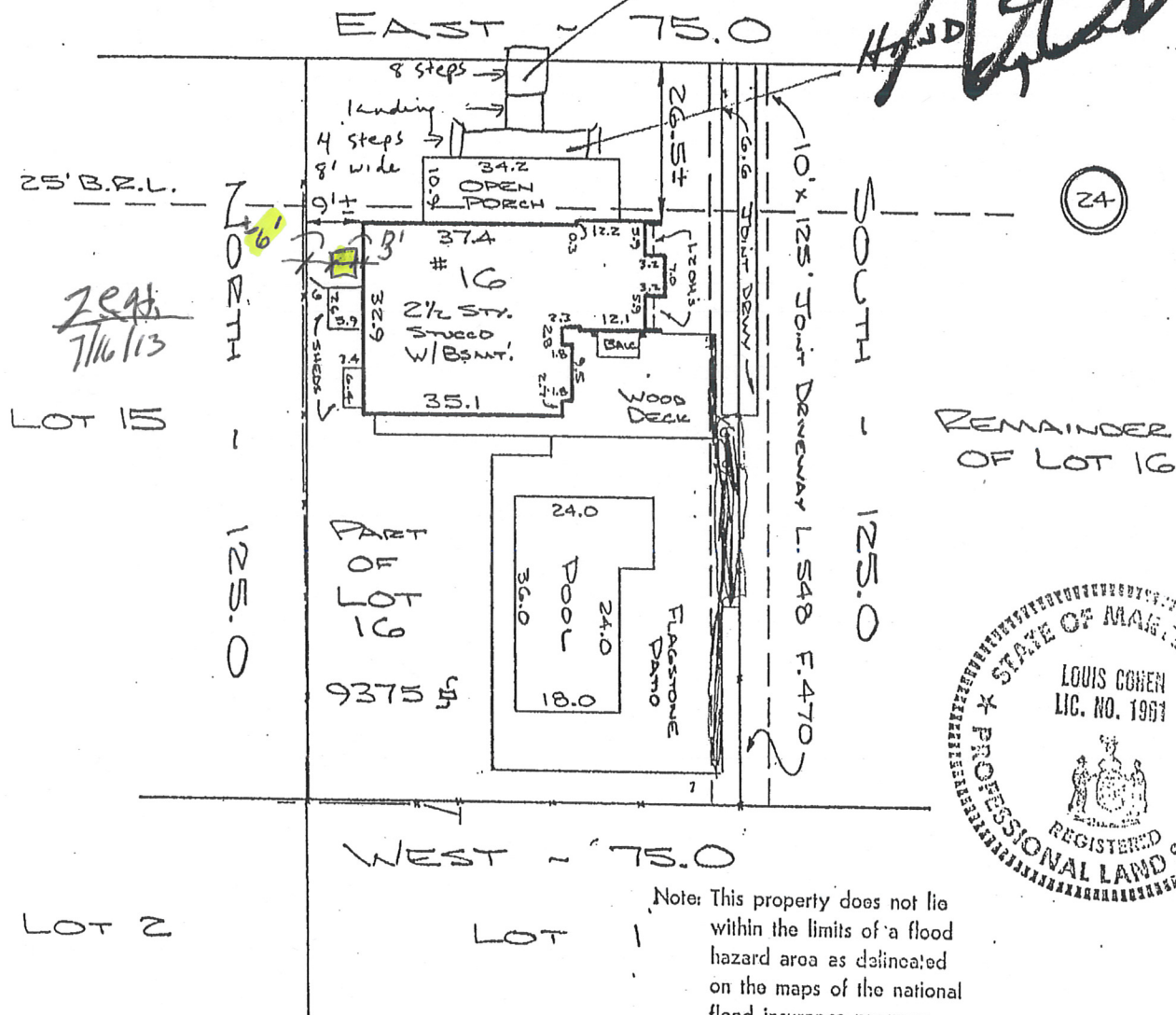


For Use By Village Manager	Application approved with the following conditions:
<div style="border: 2px solid black; padding: 5px; display: inline-block;"> <b>DENIED</b>  JUL 16 2013  Chevy Chase  Village Manager </div>	Application denied for the following reasons:
	<i>Dana Chen</i>
	<i>Unit encroaches into the</i>
	<i>side yard setback.</i>

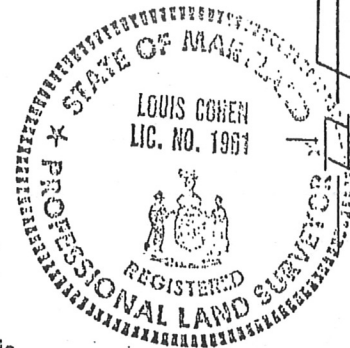
<b>Filing Fees</b> (due when application submitted)	<b>Checks Payable to:</b> Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815
Permit Application Fee: <input type="checkbox"/> \$50.00 (if mechanical unit is new, enlarged or relocated) <input checked="" type="checkbox"/> \$25.00 (if mechanical unit is a replacement in-kind and in the same location)	
Tree Preservation Plan Fee: <input type="checkbox"/> \$250.00 <input checked="" type="checkbox"/> Not required for this project	
TOTAL Fees: <i>check# 22887</i> <i>\$25.00</i>	
<b>Damage Deposit/Performance Bond</b> <input type="checkbox"/> \$ _____ <input type="checkbox"/> Waived by Village Manager	Date: <i>7/16/13</i> Staff Signature: <i>[Signature]</i>  Date: _____ Village Manager Signature: _____

For Village Staff use: Field file for inspections by Code Enforcement Officer has been created: <input type="checkbox"/> Yes (Date: _____)
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STREET  
Handwritten signature  
5.0  
Handwritten signature



Note: This property does not lie within the limits of a flood hazard area as delineated on the maps of the national flood insurance program.



HOUSE LOCATION  
LOT ~ PART OF 16 BLOCK 24  
SECTION N°2  
CHEVY CHASE  
MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book 2 Plat 106 Scale 1" = 30'

NOTE: This drawing is not intended to establish property lines or the existence of corner markers guaranteed. All information shown hereon taken from the land records of the county or city in which the property is located.

DATE: SEPT. 4, 1985

CASE: 763-85

FILE: 19830

I hereby certify that the position of all of the existing improvements on the above described property have been established by a transit tape measurement and that unless otherwise shown there are no visible encroachments.

LOUIS COHEN  
Registered Land Surveyor  
Maryland No. 1961





# DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Diane R Schwartz Jones  
Director

## MECHANICAL PERMIT

Issue Date: 07/16/2013

Permit No: 642126  
Expires: 07/17/2014  
ID: AC1125148

THIS IS TO CERTIFY THAT: ACADEMY HEATING & AIR CONDITIONING  
11720 NEBEL ST  
ROCKVILLE, MD 20852

HAS PERMISSION TO: **REPLACE** SINGLE FAMILY DWELLING  
Y Residential Building N Commercial Building

Heating Equipment		Cooling Equipment			Tanks ( Fuel-oil, LP-gas )		Tanks ( Expansion )		
Total Capacity <u>(MBH)</u>	Total <u>Quantity</u>	Total Capacity <u>(Tons)</u>	Total <u>Quantity</u>	Refrig. <u>Unit</u>	<u>Chiller</u>	Total Capacity <u>(WG)</u>	Total <u>Quantity</u>	Total Capacity <u>(WG)</u>	Total <u>Quantity</u>
.0	0	2.5	1	N	N	.0	0	.0	0
N Gas	N Electric	N Gas	Y Electric			N Commercial Hoods		Pre-Fab Fireplace:	0
N Oil	N Other	N Oil	N Other			N Cooling Towers		Pre-Fab Chimney:	0
						N Ductwork			
						N Fuel-oil Pumps			
						N Hydronic System Pumps			
						N Piping of Equipment			

PREMISE ADDRESS: **16 HESKETH ST**  
CHEVY CHASE, MD 20815-4225

PERMIT CONDITIONS: **SAME SIZE, SAME LOCATION**

LOT - BLOCK: P16 - 24 ZONE: ELECTION DISTRICT: 07  
BOND NO.: BOND TYPE: SUBDIVISION: CHEVY CHASE SEC 2 PS NUMBER:  
PERMIT FEE: \$ 96.80  
INSPECTOR: FRANCIS MACKIE INSPECTOR MOBILE: (240)876-7768

### PERMIT MUST BE KEPT AT THE JOB SITE

The equipment noise levels must comply with the receiving property line limits when measured in accordance with Ch. 31-B, MCC. For further information, contact the Department of Environment Protection at 240-777-7770.

The work performed on this permit must be in compliance with Montgomery County Zoning Ordinance development standards of the zone including location, setbacks, and height.

*Diane R. Schwartz Jones*

Director, Department of Permitting Services

## Chevy Chase Village

# Application for a Special Permit

*Chevy Chase Village Code Section 8-1(aa) defines a Special Permit as permission granted by the Board of Managers in accordance with Article II Division B of this Chapter [8], to construct, install, remove or alter a structure or planting, or take other action where such permission is required by this Chapter.*

<b>Subject Property:</b> 16 Heslath St	
<b>Describe the Proposed Project:</b> Replace AC condenser with a smaller unit that will encroach no further into the setback	
<b>Applicant Name(s) (List all property owners):</b> Dina Lassow	
<b>Daytime telephone:</b>	<b>Cell:</b>
<b>E-mail:</b> DRLassow@gmail.com	
<b>Address (if different from property address):</b>	
<b>For Village staff use:</b>	
<b>Date this form received:</b> 7/16/13	<b>Special Permit No:</b> AA-6397

### Filing Requirements:

**Application will not be accepted or reviewed until the application is complete**

- ☐ Completed *Chevy Chase Village Application for a Special Permit* (this form)
- ☐ Completed *Chevy Chase Village Building Permit Application*
- ☐ A boundary survey or plat diagram with a margin of error of one tenth of a foot or less showing all existing structures, projections and impervious surfaces.
- ☐ Surveys, plats, engineering reports, construction plans/specifications or other accurate drawings showing boundaries, dimensions, and area of the property, as well as the location and dimensions of all structures/fences/walls/etc., existing and proposed to be erected, and the distances of such structures/fences/walls/etc., from the nearest property lines. These drawings shall incorporate and display reference dimensions from the boundary survey or plat diagram required above.
- ☐ Copy of Covenants, except for special permits authorized by Sections 8-22, 8-26 or Article IV of Chapter 8 of the Chevy Chase Village Code.
- ☐ Applicable special permit fee listed in Chapter 6 of the Village Code.

### Affidavit

I hereby certify that I have the authority to submit the foregoing application, that all owners of the property have signed below, that I have read and understand all requirements and that I or an authorized representative will appear at the scheduled public hearing in this matter. I hereby authorize the Village Manager, or the Manager's designee, and/or the Board of Managers to enter onto the subject property for the purposes of assessing the site in relation to this special permit request. I hereby declare and affirm, under penalty of perjury, that all matters and facts set forth in the foregoing application are true and correct to the best of my knowledge, information and belief.

Applicant's Signature: Dina R. Lassow

Date: 7/16/13

Applicant's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Describe the basis for the special permit request** (attach additional pages as needed):

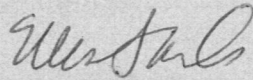
Describe the reasons why approval of the special permit would not adversely affect the public health, safety or welfare or the reasonable use of adjoining properties:

The new unit is smaller than the existing unit

Describe the reasons why the special permit can be granted without substantial impairment of the intent and purpose of Chapter 8 of the Chevy Chase Village Code, entitled *Buildings and Building Regulations*:

I request a waiver of the 15 day notice requirement because of the extreme heat

*In exercising its powers in connection with a special permit request, the Chevy Chase Village Board of Managers may reverse or affirm, wholly or partly, or may modify the requirement, decision or determination as it deems appropriate.*

<b>Special Permit Filing Fees</b>	<b>Checks Payable To:</b> Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815
<i>Per Village Code Sec. 6-2(a)(24):</i> <input type="checkbox"/> \$300.00 for new construction. <input checked="" type="checkbox"/> \$150.00 for replacing existing non-conformities. <input type="checkbox"/> \$2,250.00 for demolition of main building. <input type="checkbox"/> \$300.00 for demolition of accessory building or structure. <input type="checkbox"/> \$300.00 for fences, walls, play equipment, trees, hedges, shrubbery in the public right-of-way. <b>Fee Paid:</b>	<b>Date Paid:</b> 7/16/13 <b>Staff Signature:</b> 
	<b>Approved to Issue Building Permit per Board Decision Signed by the Board Secretary on:</b>  <b>Date:</b> _____  <b>Signature:</b> _____ <b>Village Manager</b>